



FRISTON HOUSE

THE BROADWAY . EALING . W5

PHASE ONE

INTRODUCTION

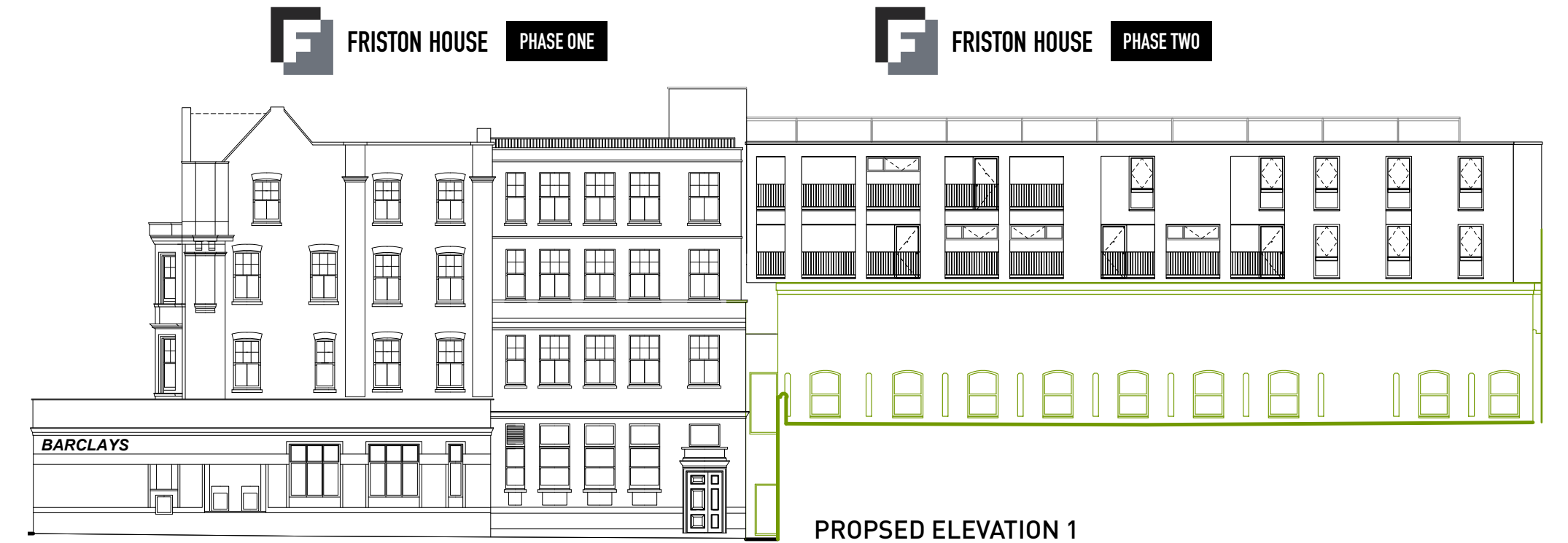
Phase 1 of Friston House is a contemporary collection of just nine apartments at the heart of Ealing, the sought-after West London commuter hotspot just minutes from Ealing Broadway Station.

Each spacious apartment, designed within a classically styled period building, offers a unique home finished to the highest specification offering an abundance of natural light throughout.

Presenting a choice of six, one bedroom and three, two bedroom apartments Friston House is the perfect spot for commuters and residents seeking a home at the very centre of a vibrant, community-minded and well-established suburb of London.

Phase 2 of Friston House consisting of six planned new build apartments at the rear of the development, will have owner access via the main doors as per phase 1.

No commencement date has yet been set for this phase of the development with the main construction work being from the rear of this phase with some necessary work required near the front main doors entrance.



SITE PLAN

PHASE 2 CONSTRUCTION TO COMMENCE IN THE FUTURE
Accommodation access to Phase 2 is through existing entrance to Phase 1



*Site plan and elevations are for indicative purposes only.

SITE

Each of the nine apartments at Friston House benefits from contemporary styling within an attractive Victorian building, retaining many external period features. Set in the London suburb of Ealing with its wide tree-lined roads, superb parks and excellent schools, Friston House will appeal to a wide range of buyers.

Commuters can travel directly into central London via Ealing Broadway's transport hub offering the Central Line and District Line tubes as well as fast overground trains to Paddington and Heathrow and out to West London. Crossrail's imminent arrival will deliver passengers across London and to Heathrow and Reading with reduced journey times. The Piccadilly Line is a short walk or bus ride away at Ealing Common; numerous bus routes serve the area. The A40, North Circular A406 and M4 are all within easy reach.





LOCATION

Ealing is often referred to as the Queen of the Suburbs due to its abundance of parks and leafy avenues. The town has a fantastic choice of shops found at both the Ealing Broadway Shopping Centre and Dickens Yard from brand-name and independent stores, cafés and restaurants to a collection of vintage and artisan boutiques in the surrounding streets. There's also a huge choice of pubs offering craft beers, quiz nights and live music. The Picturehouse Cinema will be the latest cultural addition to the Broadway.

Nearby Walpole Park hosts a number of annual events including the highly successful Ealing Summer Festivals. Lammas Park is home to many sports clubs and hosts the award winning Ealing Half Marathon. Recently restored, Pitzhanger Manor and Gallery was the country home of Sir John Soane, one of the most influential architects in British history, and now regularly features art exhibitions.

The world-renowned Ealing Studios makes the best of British drama from Downton Abbey to The Crown and films such as The Darkest Hour and Bridget Jones, as such there are plenty of celebrity sightings in the locality. The University of West London's £50m campus is on the site of Ealing's legendary Art College whose alumni include The Who member Pete Townshend, Rolling Stones' Ronnie Wood and Queen's Freddie Mercury.

Images showing: Haven Green in Ealing, London Underground train at Ealing Broadway Station, Aerial view of Ealing Broadway and town centre, Ealing Broadway Shopping Centre.

FIRST FLOOR

APARTMENT ONE . 1 bedroom

Living / Dining Room	
15.2ft x 11.7ft	4.63m x 3.57m
Kitchen	
6.4ft x 9.4ft	1.95m x 2.87m
Bedroom	
11.9ft (max) x 10.10ft	3.63m x 3.08m
Bathroom	

APARTMENT ONE TOTAL AREA

471.4 sq. ft

43.8 sq. m

APARTMENT TWO . 2 bedroom

Living Room / Kitchen	
20.1ft x 14.1ft	6.13m x 4.30m
Bedroom One with En-Suite (incl large recess)	
15.1ft x 15.4ft	4.60m x 4.69m
Bedroom Two	
9.7ft x 9.0ft	2.96m x 2.74m
Bathroom	
Terrace	

APARTMENT TWO TOTAL AREA

822.3 sq. ft

76.4 sq. m

APARTMENT NINE . 1 bedroom

Living Room / Kitchen	
21.1ft x 10.3ft	6.43m x 3.14m
Bedroom	
12.0ft x 10.8ft	3.66m x 3.29m
Bathroom	

*This one bed apartment with its own main street entrance is anticipated to be ready for occupation later this year.

APARTMENT NINE TOTAL AREA

586.6 sq. ft

54.5 sq. m

Floor plans and measurements are for guidance only.



*Apartment 9
Subject to future construction and
accessed via alternative entrance.

SECOND FLOOR

APARTMENT THREE . 1 bedroom

Living Room / Kitchen	
17.4ft (max) x 15.2ft	5.30m x 4.63m
Bedroom	
9.1ft x 11.7ft	2.77m x 3.57m
Bathroom	

APARTMENT THREE TOTAL AREA

454.2 sq. ft

42.2 sq. m

APARTMENT FOUR . 1 bedroom

Living Room / Kitchen (excl window recess)	
21.2ft x 12.3ft	6.46m x 3.75m
Bedroom	
15.1ft x 9.4ft	4.60m x 2.87m
Bathroom	

APARTMENT FOUR TOTAL AREA

575.8 sq. ft

53.5 sq. m

APARTMENT FIVE . 2 bedroom

Living Room / Kitchen / Study Area	
21.5ft (max) x 20.7ft	6.55m x 6.31m
Bedroom One with En-Suite	
9.9ft x 10.6ft	3.02m x 3.23m
Bedroom Two	
11.0ft x 10.4ft	3.35m x 3.17m
Bathroom	
Terrace	

APARTMENT FIVE TOTAL AREA

861.1 sq. ft

80.0 sq. m





THIRD FLOOR

APARTMENT SIX . 1 bedroom

Living Room / Kitchen	
17.4ft x 15.4ft	5.30m x 4.69m
Bedroom	
9.1ft x 15.4ft	2.77m x 4.69m
Bathroom	

APARTMENT SIX TOTAL AREA

496.2 sq. ft

46.1 sq. m

APARTMENT SEVEN . 1 bedroom

Living Room / Kitchen	
15.5ft (max) x 21.2ft	4.7m x 6.46m
Bedroom	
14.8ft x 9.1ft	4.51m x 2.77m
Bathroom	

APARTMENT SEVEN TOTAL AREA

565.1 sq. ft

52.5 sq. m

APARTMENT EIGHT . 2 bedroom

Living Room / Kitchen	
17.8ft (max) x 11.5ft	5.43m x 3.50m
Bedroom One with En-Suite (excl large recess)	
13.4ft x 10.3ft	4.08m x 3.14m
Bedroom Two	
16.4ft x 10.2ft	5.0m x 3.11m
Bathroom	
Terrace	

APARTMENT EIGHT TOTAL AREA

775.0 sq. ft

72.0 sq. m



SPECIFICATIONS

Each apartment has been built to exacting standards to ensure that the light-filled spaces are designed for contemporary, flexible living, with spacious living and bedroom areas and well-fitted kitchens.

GENERAL

- Engineered oak (grey oak) flooring to living room, kitchen area and hallway
- White Dordogne doors to flat interiors and security flat entrance doors inlaid oak
- Cream/Oat carpets to bedrooms
- New timber double glazed sash and casement windows throughout
- High acoustic and solar performance glazing
- Stainless steel ironmongery throughout
- Secure door entry system
- 125 year lease
- Ground rent per unit £250 pa - 1 bed (£375 pa - 2 bed)
- Service charge £960 to £1,800 pa (depending on apartment, call for further information)

KITCHENS

- Contemporary handle-less range in variety pale grey/cashmere colours
- White quartz/stone worktops
- Bosch built in appliances
- LED down lighters
- LED feature lighting to wall units

BATHROOMS

- Luxurious white suites
- Porcelanosa ceramic feature wall
- Porcelanosa floor tiles
- LED down lighters to bath sides



WELL CONNECTED

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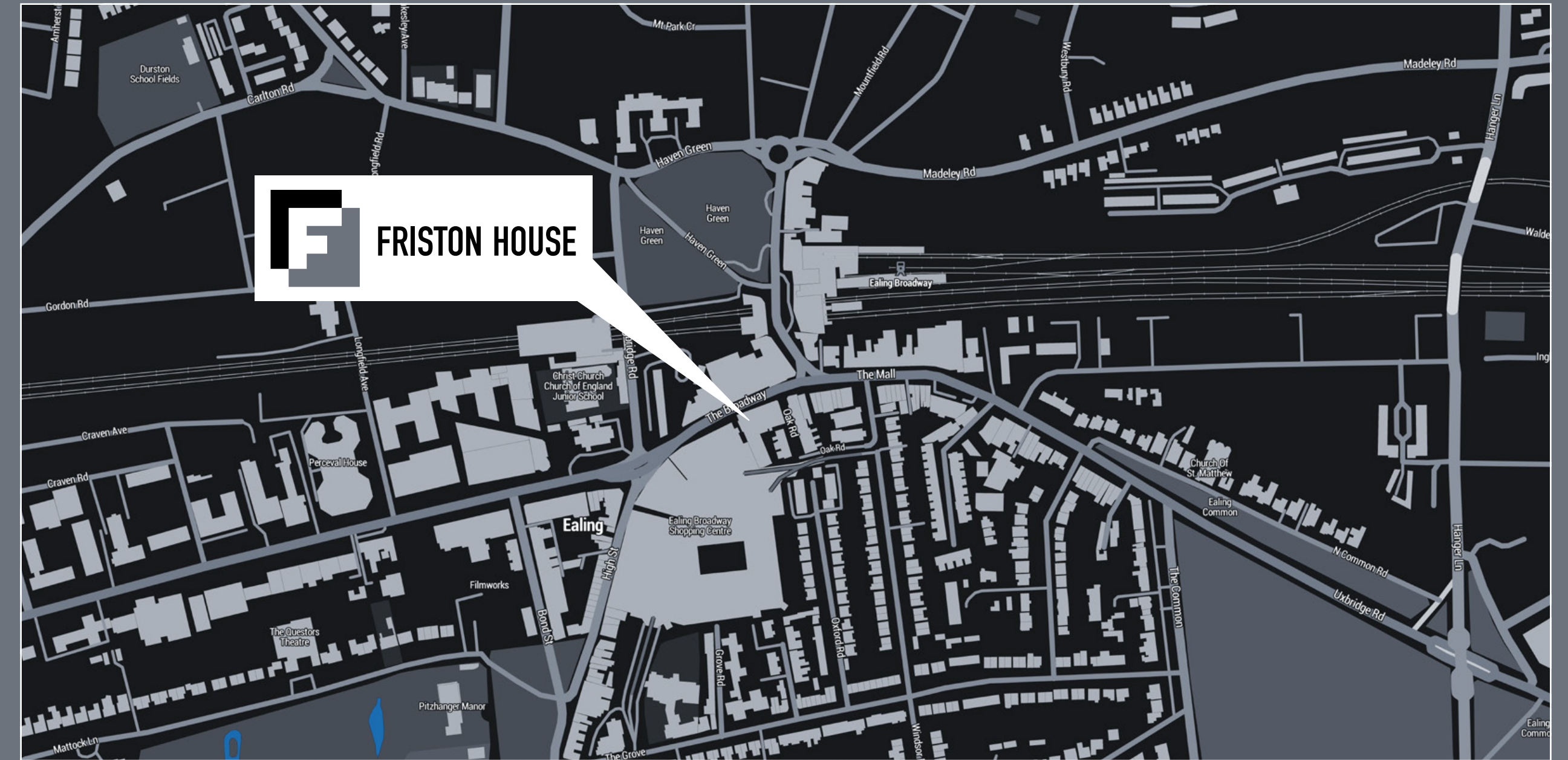
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SAT NAV: **W5 5JN**

FOOT	CAR	TRAIN	TUBE	CROSSRAIL <small>Opening 2020</small>
1 min Ealing Broadway Shopping Centre	9 mins A40	9 mins London Paddington	20 mins Earl's Court	11 mins Bond Street
4 mins Ealing Broadway Station	12 mins M4	19 mins Heathrow Terminals 2 & 3	24 mins Oxford Circus	14 mins Heathrow Terminals 2 & 3
5 mins Dickens Yard	19 mins North Circular	25 mins Heathrow Terminal 4	30 mins Victoria	16 mins Farringdon
10 mins Walpole Park	22 mins London Paddington	35 mins Heathrow Terminal 5	34 mins Liverpool Street	18 mins Liverpool Street
13 mins University of West London	22 mins London Heathrow	49 mins Reading	43 mins Cannon Street	25 mins Canary Wharf



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IMPORTANT NOTICE

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ALL ENQUIRIES

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